

CURVE TABLE

CURVE	BEARING	DISTANCE	RADIUS	LENGTH
C1	N 07° 35' 04" E	157.29'	250.00'	160.00'
C2	N 41° 49' 03" E	136.97'	250.00'	138.74'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57° 43' 00" E	50.00'
L2	S 57° 43' 00" W	56.46'
L3	S 10° 45' 00" E	39.72'



**RUSTIC LANE**  
(60' R.O.W.)

N 10° 45' 00" W  
70.00'

PRO. 1/2" LR.

15' UTILITY & DRAINAGE EASEMENT

5' X 20' AERIAL EASEMENT

50' BUILDING LINE

PRO. 1/2" LR.

79.2'

29.0'

5' X 20' AERIAL EASEMENT

10' UTILITY EASEMENT

5' X 20' AERIAL EASEMENT

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5' X 20' AERIAL EASEMENT

10' UTILITY EASEMENT

LOT 32  
BLOCK 3

S 79° 15' 00" W  
255.00'

LOT 31  
BLOCK 3

S 59° 36' 17" E  
272.92'

LOT 30  
BLOCK 3  
VACANT LOT

S 32° 17' 00" E  
280.00'

PRO. 1/2" LR. L1 SET 1/2" LR. 130.00'

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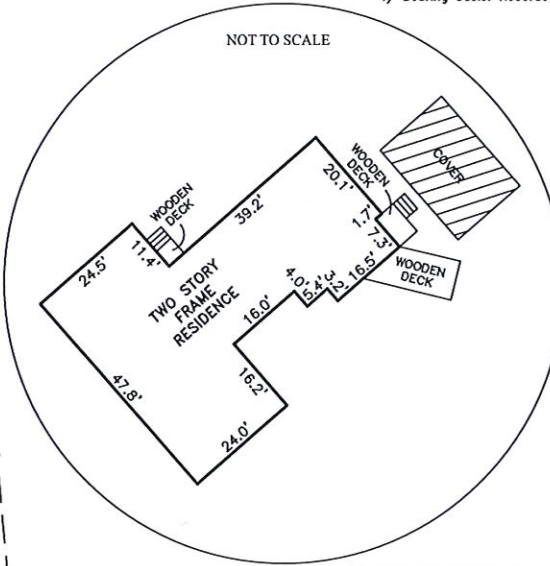
15' UTILITY & DRAINAGE EASEMENT

5' X 20' AERIAL EASEMENT

50' BUILDING LINE

NOTE(S):

- 1) Property subject to subdivision covenants, conditions and restrictions be easements, building lines and other matters of record.
- 2) This survey was done without the benefit of a title report.
- 3) Any and all easements, building lines, and conditions, covenants, and restrictions as set forth in plot recorded under Volume 430, Page 649 of the Map and/or Plat Records of Grimes County, Texas.
- 4) Bearing basis: Recorded subdivision plat.



NOT TO SCALE

RESIDENTIAL SURVEY

LOT(S) 30 & 31 BLOCK 3  
W MAGNOLIA FIRST, SECTION 18  
VOLUME 430, PAGE 649 G.C.M.R.

Date: 2/10/2022  
Field Work: SP  
Drawn By: SP  
Project No.: C22-0208

Prepared For: ---

Project Location:  
17328 Rustic Lane  
Waller, Texas 77484  
Key Map: ---

FLOOD DATA  
THIS PROPERTY IS NOT IN THE 100 YEAR FLOOD ZONE,  
IS IN ZONE X PER FIRM MAP, COMMUNITY FANEL NO.  
4818C230C WHICH HAS AN EFFECTIVE DATE OF  
04/25/12, AND IS NOT IN THE SPECIAL FLOOD  
HAZARD AREA.



*David L. Bowden*

SCALE: 1" = 40'

TBPLS Firm Registration No. 10127400

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